

FACT SHEET - Access and Egress Requirements for Disabled Persons in Public Buildings

Any new building, alteration to or change of use of an existing building where it will be used by the general public is required to comply with the Building Act 2004 to “ensure that people with disabilities are able to enter and carry out normal activities and functions within buildings”.

Listed below are extracts from the New Zealand Standard 4121-2001 “Design for Access and Mobility — Buildings and Associated Facilities” when designing facilities and layouts within Public Buildings for disabled person’s usage.

Toilet (separate) - floor dimension of 1600mm width and 1900mm length, transfer space on accessible side of toilet is 800mm, grabrail is L shaped and capable of sustaining weight of adult, vertical and horizontal legs 750mm fixed at 700mm. Height of toilet pan is 460mm — 450mm to centre from wall, urinal has no step and grabrail fixed at 1200mm above floor.

Shower (separate) - a wet area of 1200mm x 1200mm with no lip, plus grabrails, shower rose fixed to slide rail, a fixed seat 800mm x 450mm which is hinged, and the shower control can be reached from seating position.

Toilet/Shower (combined) - floor area has minimum dimension 2100mm x 1900mm with amenities the same as for separate toilet and shower listed above.

Handbasin - underside clearance of 675mm, lever or capstan taps, mirror with lower edge no higher than 900mm above floor.

Controls - window latches, door handles, light switches fixed between 900mm and 1200mm from floor, socket outlets fixed 500mm — 1200mm above floor and 500mm from corner.

Food Preparation - applies only to camping grounds and “accessible” accommodation units in “communal residential” buildings built since 1992, kitchen bench/sink has knee clearance of 675mm.

Laundering - facilities are accessible and usable.

Interior of Accommodation Units/Cabins/Tourist Flats - must have circulating space of 1500mm, telephone beside the bed with wheelchair access of 800mm min width by bed. A guest with a disability must be able to reach tea/coffee making facilities, curtain pull cords, wardrobe rail, extra bedding and heating controls.

Accessible Route - from street boundary and carpark, to public and communal spaces, and accessible accommodation unit/room.

Carparks - level even surface with minimum width of 3500mm adjacent to reception/office/restaurant identified by ISA sign (on ground or post) outside accessible accommodation.

Footpaths & Ramps - have a minimum 1200mm clear width have level or lowered kerbs on accessible route no slope greater than 1:12 between amenities (internal and external). Ramps to be handrailed both sides.

Entrances - gradient no greater than 1:12 with 1200mm level landing area at door.

Stairs - have a 900mm minimum clear width and have handrails on both sides. Nosings shall be easily identifiable with contrasting tactile surfaces.

Doors - no threshold upstand greater than 20mm, external and internal have a min clear opening of 760mm, lever handles with minimum opening tension, toilet/shower hinged doors open out with grabrail for closing – 910mm sliders fitted with cavlocks.

Reception Counters - there should be an area no higher than 775mm where guests can sign the register. DBH has an alternative solution to NZS 4121 which is acceptable to the Taupo District Council (www.barrierfree.org.nz).

Corridors - minimum width of 1200mm on accessible route.

Lifts - on access route and internal dimensions are 1400mm x 1400mm sq, door has 900mm clear opening width, call and control buttons have raised/indented designations.

Surfaces - stable, firm and non-slip under all reasonable conditions (ground and floor).

Alerting Devices - both audible and visual shall be provided on accessible routes and accommodation.

FURTHER DETAILS:

Refer to NZS 4121-2001 and NZ Building Code Regulations.

BUILDINGS IN RESPECT OF WHICH REQUIREMENT FOR PROVISIONS OF ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES APPLIES

The buildings in respect of which the requirement for the provision of access and facilities for persons with disabilities apply are, without limitation, as follows:

- a) Land, sea and air passenger transport terminals and facilities and interchanges, whether wholly on land or otherwise.
- b) Public toilets wherever situated.
- c) Banks.
- d) Childcare centres and kindergartens.
- e) Day-care centres and facilities.
- f) Commercial buildings and premises for business and professional purposes, including computer centres.
- g) Central, regional and local government offices and facilities.
- h) Courthouses.
- i) Police stations.
- j) Hotels, motels, hostels, halls of residence, holiday cabins, groups of pensioner flats, boarding houses, guest houses and other premises providing accommodation for the public.
- k) Hospitals, whether public or private and rest homes.
- l) Medical and dental surgeries and medical and paramedical and other primary health care centres.
- m) Educational institutions including public and private primary, intermediate and secondary schools, universities, polytechnics and other tertiary institutions.
- n) Libraries, museums, art galleries and other cultural institutions.
- o) Churches, chapels and other places of public worship.
- p) Places of assembly, including auditoriums, theatres, cinemas, halls, sports stadiums, conference facilities, clubrooms, recreation centres and swimming baths.
- q) Shops, shopping centres and shopping malls.
- r) Restaurants, bars, cafeterias and catering facilities.
- s) Showrooms and auction rooms.
- t) Public laundries.
- u) Petrol and service stations.
- v) Funeral parlours.
- w) Television and radio stations.
- x) Carparks, parking buildings and parking facilities.
- y) Factories and industrial buildings where more than 10 persons are employed.
- z) Other buildings, premises, or facilities to which the public are to be admitted, whether for free or on payment of a charge.